

CITY OF MIDDLETOWN RIVERFRONT BOATHOUSE BUILDING COMMITTEE

Department of Planning, Conservation, and Development



SPECIAL MEETING MINUTES *October 5th, 2016*

Joseph Samolis, Vice-Chair
Angela Wong, member
Augie DeFrance, member
Dan Cunningham, member
Jen Alexander, member
Wendy Sheil, member
Lynda MacPherson

Matt Popp, ELS
Amy Vaillancourt, Tighe and Bond
Chuck Croce, Tighe and Bond
Rob Zverina, ARC
Katie Archer, ARC
Chris Holden, Staff

3 members of the public were present.

Meeting called to order at 5pm by Vice Chair Joseph Samolis

1) Public Comment for Items on the Agenda:

No comments from the public

2) New Business:

Item 1- Landscape Architect

Matt Popp prepared three plans of the landscaping. Drop off loop in the front of the entrance along with two handicap spaces. Includes low shrubs for a garden area Transformer on the southeast of the building with access from the Main Street. Rain garden, the roof runoff would go here. Overlook at the point south east.

Boats could be staged across the river - need clearance to carry them across and in front of the building.

Could be some challenges to having steps down to the water at Columbus point. The geotechnical investigation is showing significant erosion behind the concrete slabs.

Transformer location in question - lots of requirements for its location. Above the 100 year flood, screening issues.

Jen Alexander - try to move the transformer to the front bump out - no garden. Steps to the water. Should have a vendor/concessions in the bathroom building.

Dan - transformer location. Handicap ramp from overlook to the dock. Will the dock be encouraged.

Wendy - minimize the trees. Access across the brook needs to be open

Likes the terrace area. Need to balance crew vs public access. Smooth access to the water, non-slip

Lynda - need an open landscape

Angela - can the transformer be located near the bathroom.

Item 2 - Kitchen Consultant

Best proposal - Colben Guyette Brain storm with them what is more appropriate a full kitchen or catering. Need a lot more space and money for a full kitchen. Space for dishes. This would lock you in to a single source. Catering kitchen can be used by any licensed caterer.

Item 3 Boathouse Plans

No major changes - little tweaks.

Looking at solar options, from panels to more cutting edge technology.

Item 4 Elevations and Massing

More will be presented at the next meeting

Item 5 Exterior materials

Presentation of the different types of materials for the exterior, a comparison of the granite vs concrete.

Wendy - wood like look in areas, complementary colors, Simple in boat bays.

Dan - texture and dimension of the split block, wood - it is a boat house, maybe boat planking. Tighter grains.

Jen - Wood really nice accent. Lobby is important. Too much cinder block. Run the wood like material. Maybe a logo of some sort, rose compass.

Item 6 interior finishes

Polished concrete was favorable by all and the lobby needed to be warmer.

3) Public Comments for Items not on the Agenda:

There were comments in favor of the new design as well as comments about the massiveness of the building and it not looking like a boathouse.

4) Adjournment

Motion made by Jennifer Alexander and seconded by Wendy Sheil, unanimously approved. The meeting adjourned at 7pm.